

Oxbow Drive

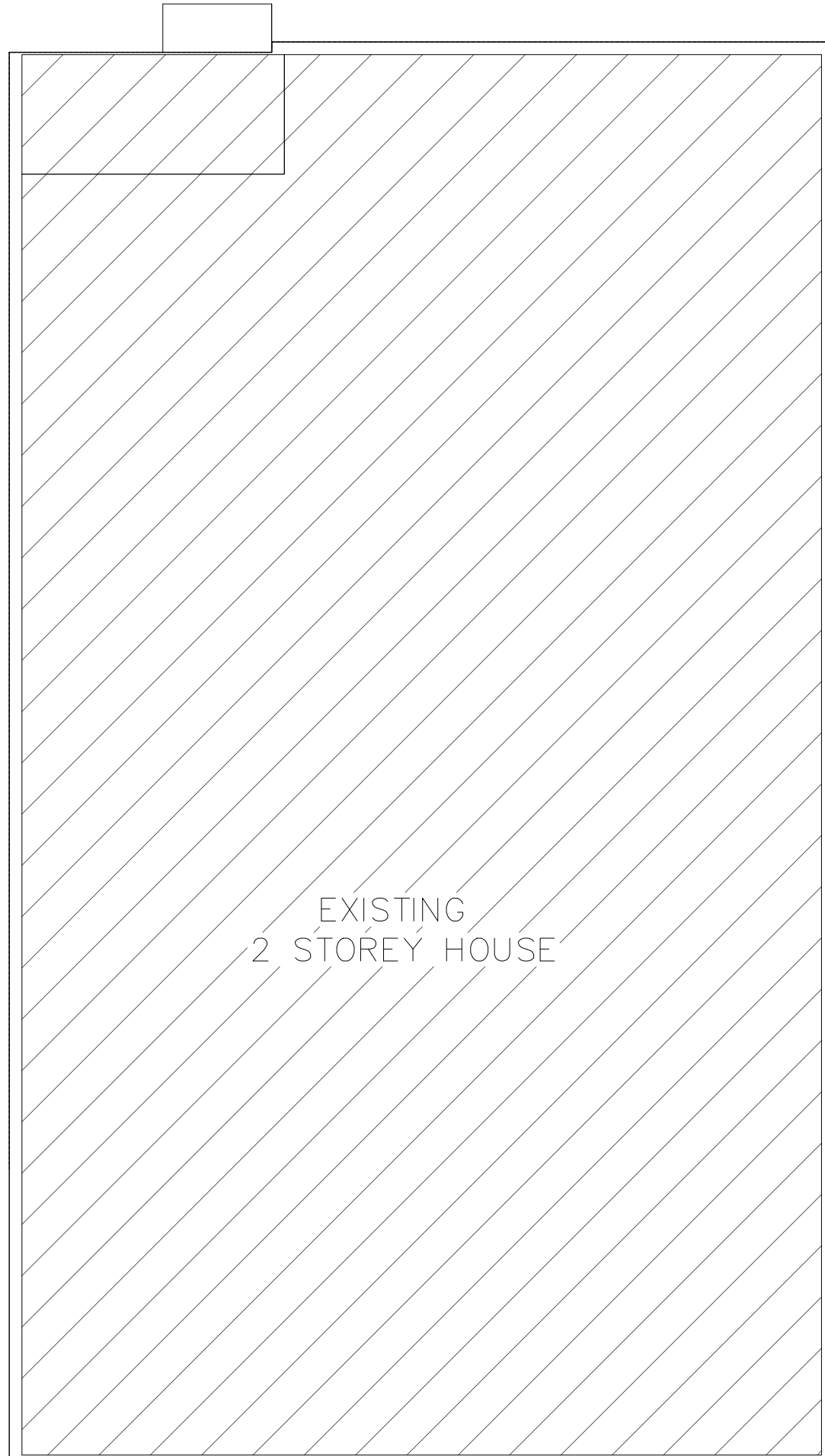
PROPERTY LINE

4'-11 $\frac{1}{2}$ " [1.51]

30'-1 $\frac{1}{2}$ " [9.18]

4'-11 $\frac{1}{2}$ " [1.51]

26'-9" [8.15]



EXISTING
2 STOREY HOUSE

52'-0" [15.85]

PROPERTY LINE

105'-0" [32.00]

PROPERTY LINE

5'-0" [1.52]

10'-6"

PROPOSED
1 STORY
UNENCLOSED
DECK

5'-1" [1.55]

26'-3" [8.00]

15'-9" [4.80]

40'-0" [12.19]

PROPERTY LINE

REV. NO	DATE	REVISIONS	REV. BY

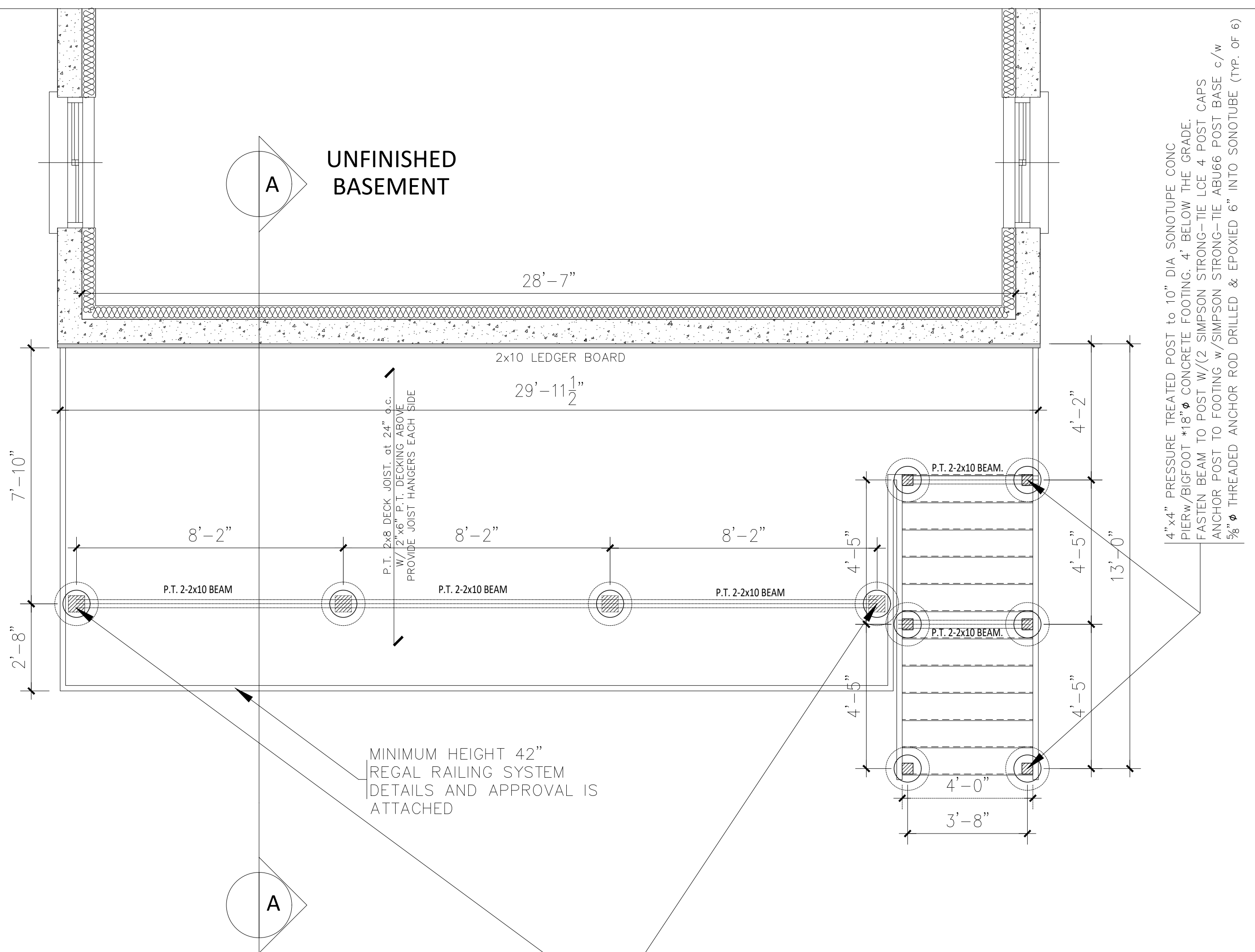
REVISIONS AND ISSUES

THE UNDER SIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SETOUT IN THE 2012 ONTARIO BUILDING CODE COMPENDIUM, DIV. C-3.2.5.1
BCIN: 101148
 NAME : NEDAL ALJAAOUNI
 SIGN :

CLIENT
 10083 OXBOW DRIVE
 KOMOKA - ON.
 JOB TITLE
 DECK ADDITION

10083 OXBOW DRIVE
 KOMOKA - ON.

DRAWING TITLE
SITE PLAN
 PROJECT NO. : P - - - - -
 SCALE: 3/16" = 1'-0"
 DATE: APR. 2023
 DRAWN BY: NJ
 CHECKED BY: SM



6"x6" PRESSURE TREATED POST TO 10" DIA SONOTUPE CONC PIER w/ BIGFOOT *18" CONCRETE FOOTING, 4' BELOW THE GRADE. FASTEN BEAM TO POST w/ (2 SIMPSON STRONG-TIE LCE 4 POST CAPS ANCHOR POST TO FOOTING w/ SIMPSON STRONG-TIE ABU66 POST BASE c/w 5/8" THREADED ANCHOR ROD DRILLED & EPOXIED 6" INTO SONOTUBE (TYP. OF 4)

BASEMENT LEVEL LAYOUT PROPOSED

REV. NO	DATE	REVISIONS	REV BY

REVISIONS AND ISSUES

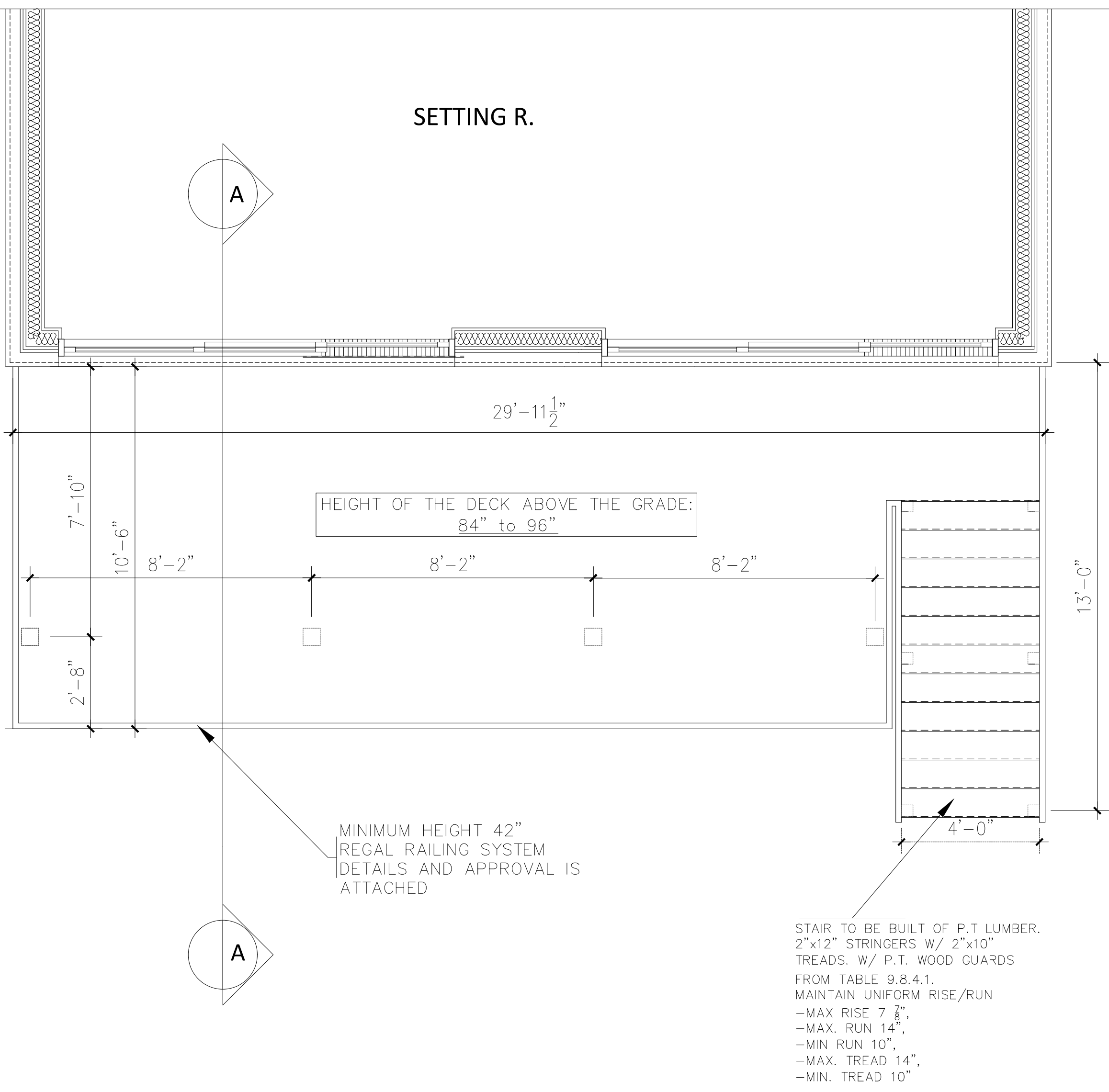
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DRAWING TITLE: BASEMENT LEVEL LAYOUT PROPOSED			
PROJECT NO. : P - - - - -			
SCALE 3/8" = 1'-0"	DATE APR 2023	DRAWN BY NJ	CHECKED BY SM

SETTING R.



MAIN FLOOR LEVEL LAYOUT PROPOSED

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COMPENDIUM, DIV. C-3.2.5.1
BCIN: 101148
NAME : NEDAL ALJAAOUNI
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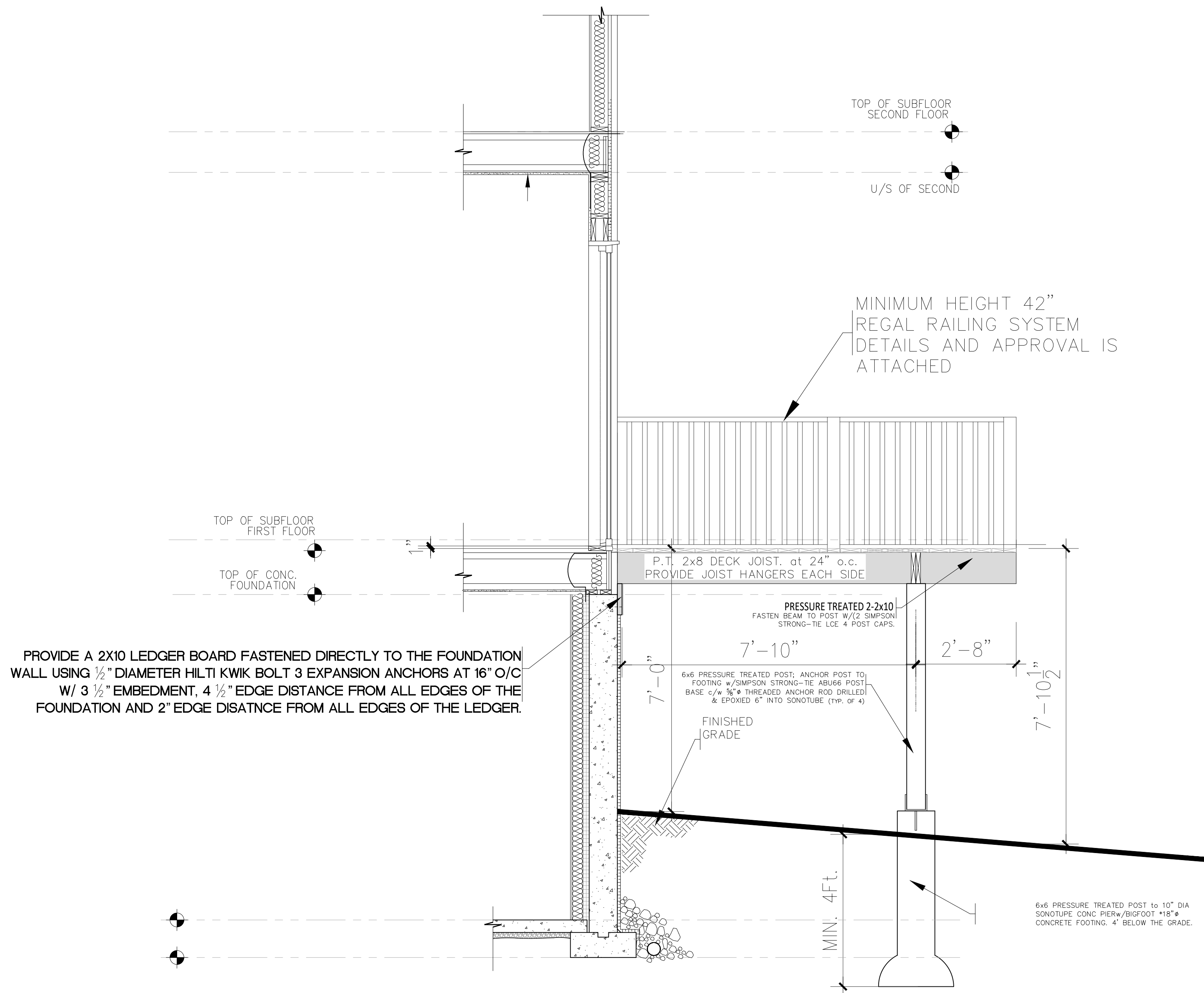
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DECK ADDITION

10083 OXBOW DRIVE
KOMOKA - ON.

DRAWING TITLE:
**MAIN FLOOR LEVEL LAYOUT
PROPOSED**

PROJECT NO. : P - - - - -

SCALE	DATE	DRAWN BY	CHECKED BY
3/8" : 1'-0"	APR 2023	NJ	SM



PROVIDE A 2X10 LEDGER BOARD FASTENED DIRECTLY TO THE FOUNDATION WALL USING 1/2" DIAMETER HILTI KWIK BOLT 3 EXPANSION ANCHORS AT 16" O/C W/ 3 1/2" EMBEDMENT, 4 1/2" EDGE DISTANCE FROM ALL EDGES OF THE FOUNDATION AND 2" EDGE DISTANCE FROM ALL EDGES OF THE LEDGER.

MINIMUM HEIGHT 42" REGAL RAILING SYSTEM DETAILS AND APPROVAL IS ATTACHED

SECTION A-A

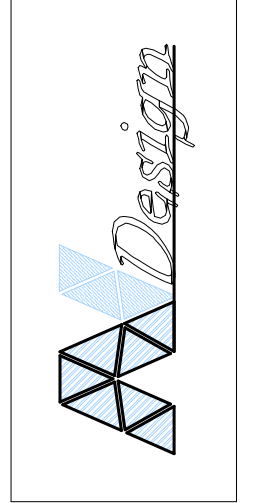
DRAWING TITLE
**CONSTRUCTION REQUIREMENTS
 for GUARDS**

PROJECT NO. : P - 92 - 0423
 1/2" = 1'-0"

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 10083 OXBOW DRIVE
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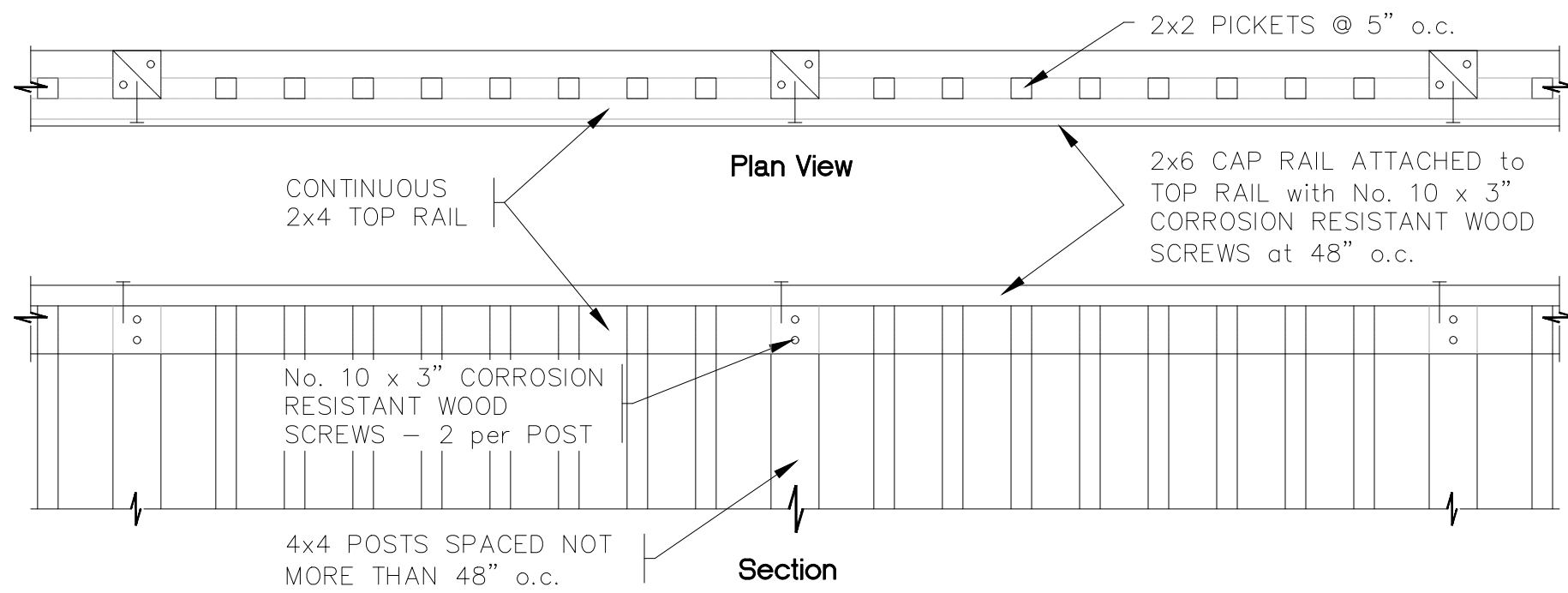
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 NAME: NEDAL ALJAAOUNI
 SIGN: *[Signature]*

REV. NO.	DATE	REASONS	REV. BY

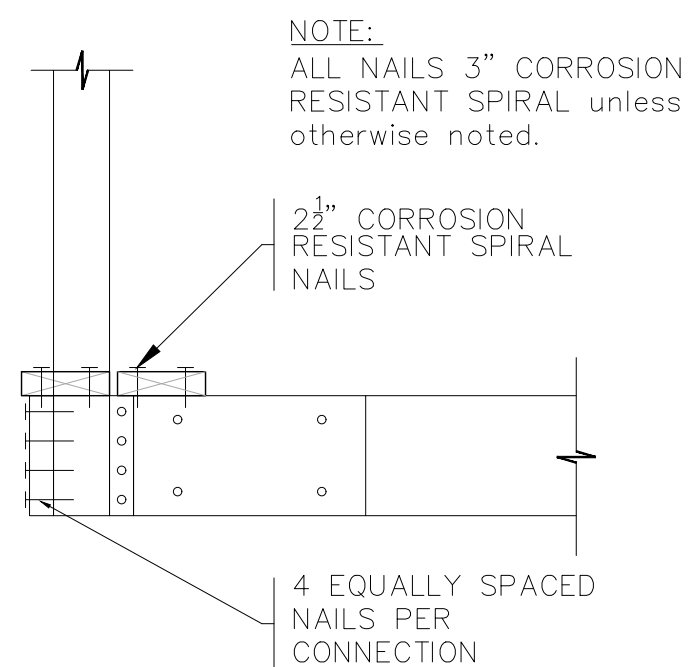
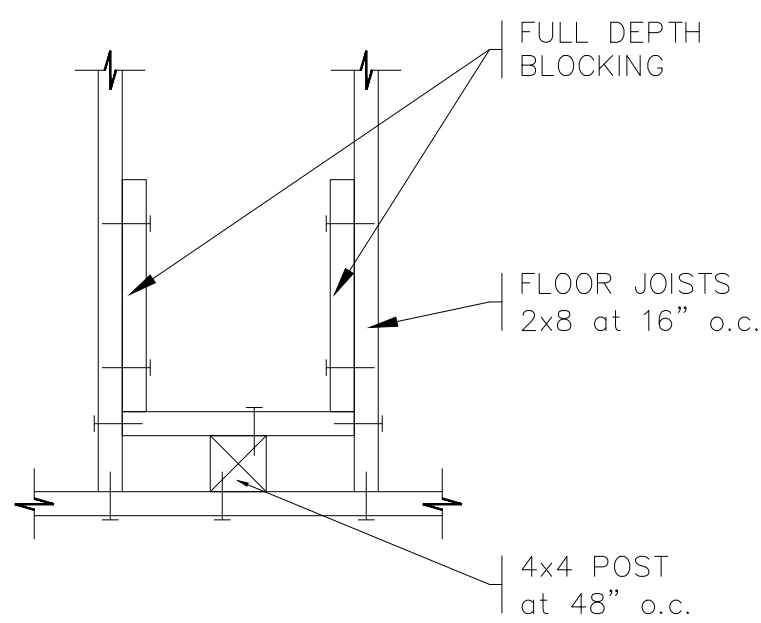


EXTERIOR GUARDS

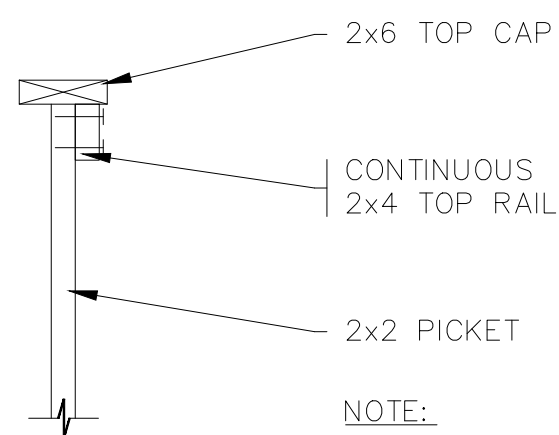
... conforming to SUPPLEMENTARY GUIDELINES to the OBC 2012 ref. SB-7
 Exterior Post and Rail System Connection Details



ATTACHMENT of TOP RAIL to POSTS



ATTACHMENT of POSTS to JOISTS

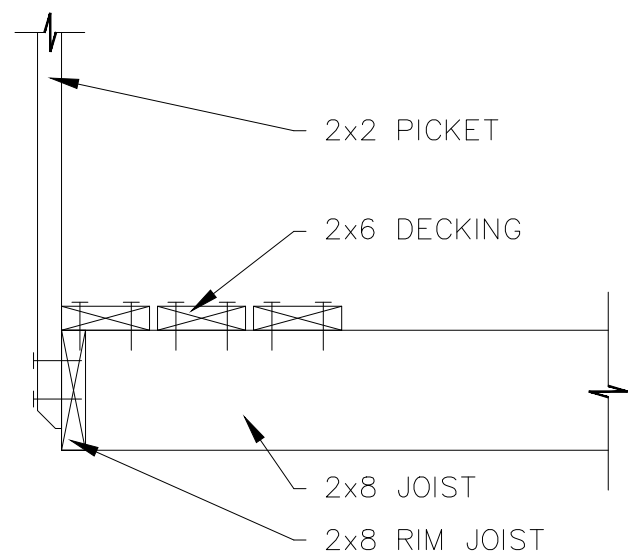


NOTE: ALL SCREWS No. 9 x 3" CORROSION RESISTANT DECK SCREWS

FASTENING of BALUSTER (Picket)

Section thru Top Rail

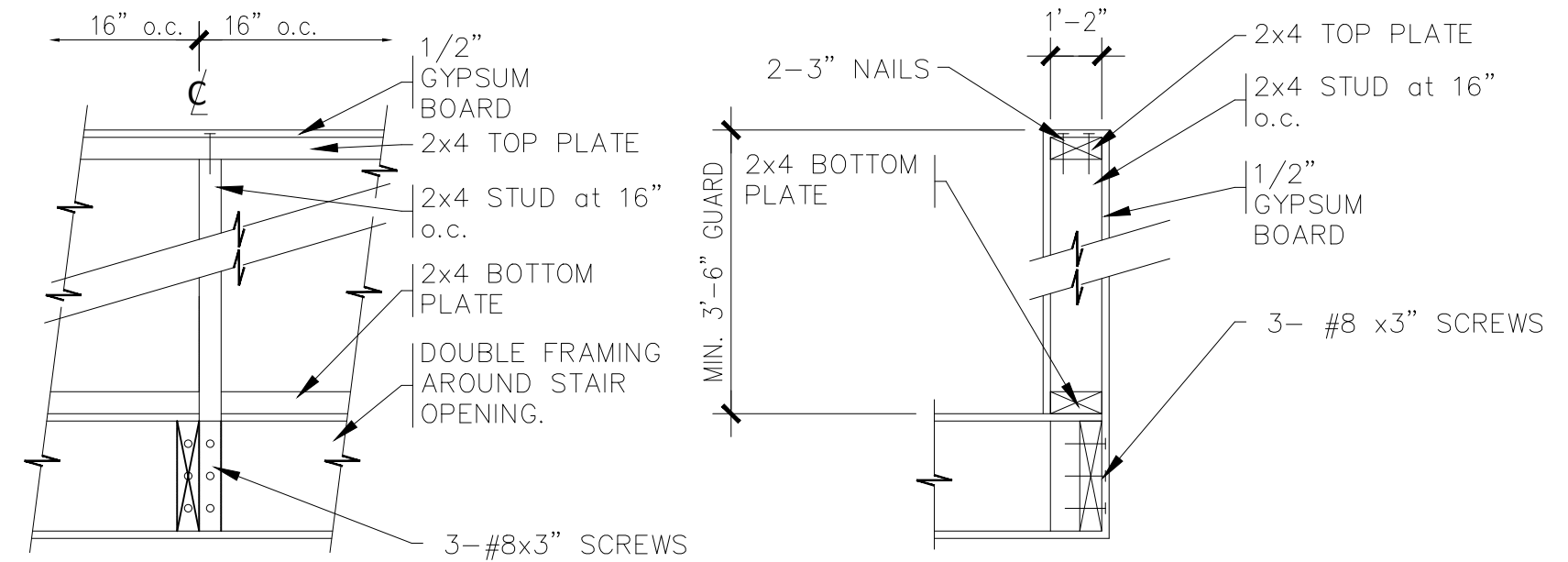
ATTACHMENT of POSTS to JOISTS



FASTENING of BALUSTER (Picket)

Section thru Bottom Rail

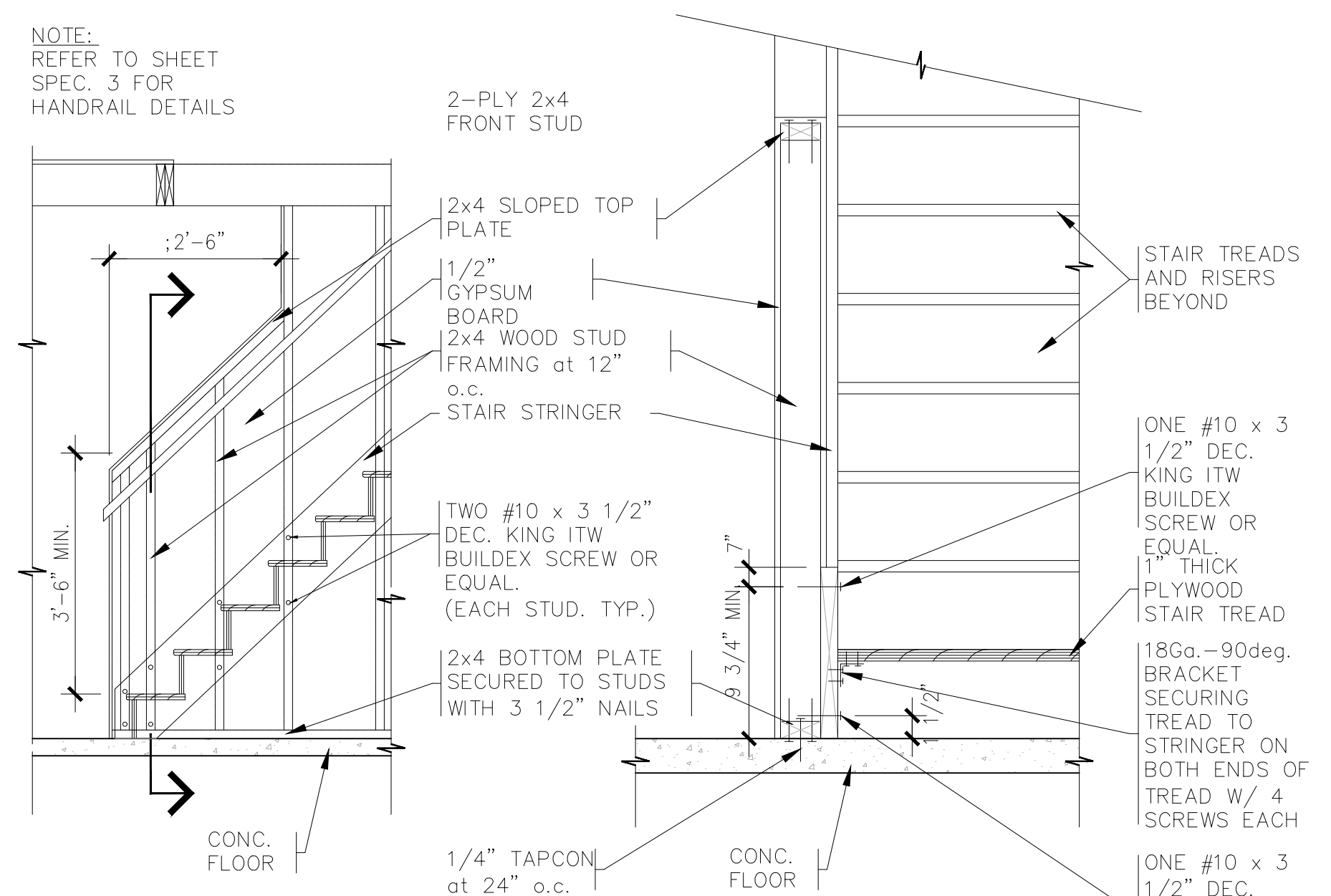
INTERIOR GUARDS



REFER TO SUPPLEMENTARY STANDARD SB-7 DETAIL ID-1
CONNECTION of HALF WALL GUARD at STAIR OPENING
 Section - scale: 3/4"=1'-0"

NOTE: PICKET SPACING MAX. 4" OPENING AND TO BE NON CLIMBABLE

NOTE: REFER TO SHEET SPEC. 3 FOR HANDRAIL DETAILS



BASEMENT GUARD at STAIR WELL

Section / Elevation - scale: 3/8"=1'-0"

BASEMENT GUARD at STAIR WELL

Section / Elevation - scale: 3/4"=1'-0"

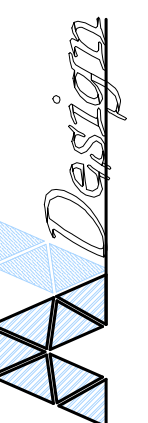
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GENERAL NOTES

1. SITE SUPERVISOR SHALL CHECK ALL DIMENSIONS ON WORKING DRAWINGS AND REPORT ANY DISCREPANCIES TO THE DRAFTING DEPT. BEFORE PROCEEDING WITH ANY WORK. ANY ALTERATIONS OR REVISIONS MUST BE REPORTED TO THE DRAFTING DEPT. BEFORE PROCEEDING WITH ANY WORK.
2. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION SAFETY ACT 1980 AND ANY SUBSEQUENT AMENDMENTS.
3. THE FOLLOWING NOTES AND SPECIFICATIONS ARE NOT INTENDED TO REFLECT ALL ASPECTS OF CONSTRUCTION. REFER TO PLANS, DETAILS AND THE LATEST EDITION OF THE ONTARIO BUILDING CODE IN ITS ENTIRETY FOR FURTHER INFORMATION.

4. STAIRS, HAND RAILS, GUARDS & LANDINGS OBC 9.8 HEADROOM, RISE&RUN

UNIFORM RISE AND RUN IN ANY ONE FLIGHT OF STAIRS

MIN. RISE	4 7/8"	MAX. RISE	7 7/8"
MIN. RUN	10"	MAX. RUN	14"
MIN. TREAD	11"	MAX. TREAD	14"
MIN. HEADROOM	6'-5"	MAX. NOSING	1"

HAND RAILS

REQUIRED ON ONE SIDE OF:

- INTERIOR STAIR OVER 2 RISERS
- EXTERIOR STAIR OVER 3 RISERS

HEIGHT

- BETWEEN 34"&38" AT STAIRS
- BETWEEN 35.5"&42" AT LANDINGS REQUIRING A GUARD ATTACHED

-AT 11 3/4" MAX. FROM EACH END AND 3'-11" MAX. o/c

REQUIRED ON BOTH SIDES OF:

- INTERIOR STAIR OVER 2 RISERS AND 3'-7" WIDE OR GREATER

GUARDS (CONSTRUCTED IN ACCORDANCE WITH SB-7) REQUIRED


- WHEN WALKING SURFACE IS OVER 23 5/8" ABOVE AN ADJACENT SURFACE
- WHEN SURFACE WITHIN 3'-11" OF A WALKWAY IS SLOPED MORE THAN 1 in 2

<u>EXTERIOR HEIGHTS</u>	<u>INTERIOR HEIGHT</u>
-MIN. 35.5" FOR GREATER THAN 23 5/8" ABOVE GRADE	-MIN. 35.5"
-MIN. 42" FOR GREATER THAN 5'-11" ABOVE GRADE	

LANDINGS

- MUST BE AS WIDE AS STAIRS AND AT LEAST 2'-10" AND 2'-11" IN LENGTH FOR INTERIOR AND EXTERIOR STAIRS RESPECTIVELY
- REQUIRED AT THE MAIN ENTRANCE
- REQUIRED AT SECONDARY ENTRANCE THAT IS MORE THAN 3 RISERS UP
- NOT REQUIRED AT ENTRANCE FROM A GARAGE OR INTERIOR STAIR WHERE THE DOOR SWINGS AWAY FROM THE STAIRS

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